

097.0

0004

0004.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

Total Card / Total Parcel

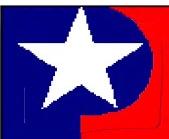
777,000 / 777,000

USE VALUE:

777,000 / 777,000

ASSESSED:

777,000 / 777,000


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
115		COLUMBIA RD, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: ROBERTSON ELLEN V/TRUSTEE	
Owner 2: 115 COLUMBIA ROAD TRUST	
Owner 3:	
Street 1: 115 COLUMBIA RD	
Street 2:	

Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474	Own Occ: Y

PREVIOUS OWNER	Type:
Owner 1: CONSTANTINE JOHN W--ETAL -	
Owner 2: CONSTANTINE ELOISE R -	
Street 1: 115 COLUMBIA RD	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry
Postal: 02474-1036	

NARRATIVE DESCRIPTION	
This parcel contains .214 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Wood Shingle Exterior and 1932 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.	

OTHER ASSESSMENTS	
Code	Descrip/No

PROPERTY FACTORS	Amount	Com. Int
Item	Code	Description

Z	R0	LARGE LOT	%	Item	Code	Description
o		water		Sewer		
n				Electri		
Census:		Exempt				

Flood Haz:	
D	Topo
s	Street
t	Gas:

LAND SECTION (First 7 lines only)	
Use Code	Description LUC Fact

No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family	9310	Sq. Ft.	Site	0	70.	0.75	4									489,511						489,500	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	9310.000	287,500		489,500	777,000		63567
Total Card	0.214	287,500		489,500	777,000	Entered Lot Size	GIS Ref
Total Parcel	0.214	287,500		489,500	777,000	Total Land:	GIS Ref
Source:	Market Adj Cost		Total Value per SQ unit /Card:	402.17	/Parcel: 402.17	Land Unit Type:	Insp Date
							09/13/18

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	287,500	0	9,310.	489,500	777,000		Year end	12/23/2021
2021	101	FV	277,200	0	9,310.	489,500	766,700		Year End Roll	12/10/2020
2020	101	FV	277,200	0	9,310.	489,500	766,700	766,700	Year End Roll	12/18/2019
2019	101	FV	245,000	0	9,310.	489,500	734,500	734,500	Year End Roll	1/3/2019
2018	101	FV	242,100	0	9,310.	419,600	661,700	661,700	Year End Roll	12/20/2017
2017	101	FV	242,100	0	9,310.	391,600	633,700	633,700	Year End Roll	1/3/2017
2016	101	FV	242,100	0	9,310.	335,700	577,800	577,800	Year End	1/4/2016
2015	101	FV	240,900	0	9,310.	300,700	541,600	541,600	Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	7932
CONSTANTINE JOH	30812-213		10/29/1999	Family	349,000	No	No	4			
	7992-12		1/1/1901			No	No	N			

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
10/16/2007	947	Manual	6,000					construct new ston	9/13/2018	MEAS&NOTICE	BS	Barbara S
3/12/2004	161	New Wind	8,462					5 VINYL WNDWS	2/11/2009	Meas/Inspect	294	PATRIOT
									10/30/2000	Hearing N/C	189	PATRIOT
									10/18/1999	Meas/Inspect	264	PATRIOT
									7/22/1991		JK	

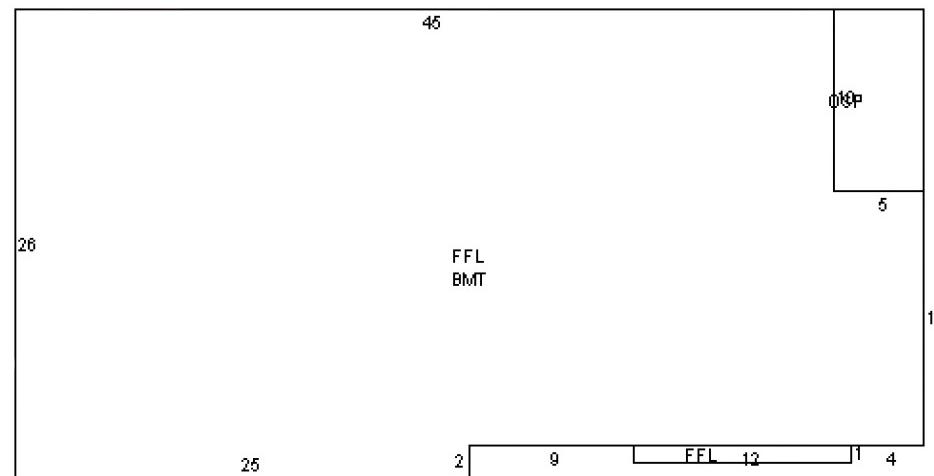
Sign: VERIFICATION OF VISIT NOT DATA

EXTERIOR INFORMATION	
Type:	19 - Ranch
Sty Ht:	1 - 1 Story
(Liv) Units:	1 Total: 1
Foundation:	1 - Concrete
Frame:	1 - Wood
Prime Wall:	1 - Wood Shingle
Sec Wall:	2 - Clapboard 5%
Roof Struct:	1 - Gable
Roof Cover:	1 - Asphalt Shgl
Color:	GREEN
View / Desir:	

BATH FEATURES	
Full Bath:	1 Rating: Good
A Bath:	Rating:
3/4 Bath:	Rating:
A 3QBth:	Rating:
1/2 Bath:	1 Rating: Good
A HBth:	Rating:
OthrFix:	1 Rating: Average

COMMENTS	
OF= SINK IN BMT.	

SKETCH



GENERAL INFORMATION

Grade:	B - Good (-)
Year Blt:	1952
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

DEPRECIATION	
Phys Cond:	AG - Avg-Good 26.%
Functional:	%
Economic:	%
Special:	%
Override:	%
Total:	26.4 %

CALC SUMMARY

Basic \$ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.97990203
Adj \$ / SQ:	132.287
Other Features:	89178
Grade Factor:	1.21
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	390578
Depreciation:	103113
Deprecated Total:	287466

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price
WtAv\$/SQ:	AvRate:	Ind.Val		
Juris. Factor:		Before Depr:	160.07	
Special Features:	0	Val/Su Net:	116.77	
Final Total:	287500	Val/Su SzAd	237.21	

MOBILE HOME	Make:	Model:	Serial #	Year:	Color:
SPEC FEATURES/YARD ITEMS					
Code	Description	A Y/S Qty	Size/Dim	Qual Con Year	Unit Price

PARCEL ID 097-0004-0004.0

Area - SQ Rate - AV Undepr Value

Sub Area % Usbl Descrp % Type Qu # Ten

BMT 100 RRM 60 G

Net Sketched Area: 2,462 Total: 233,614

Size Ad 1212 Gross Area 2462 FinArea 1932

IMAGE

AssessPro Patriot Properties, Inc

